

FORM B – BUILDING

21-11A

ORLEANS

EAS.618

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Address: 45 South Eastham Street

Historic Name: Abijah & Phebe Mayo House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: pre-1858

Source: historic maps, town records, censuses

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle/wood trim

Roof: architectural asphalt shingles

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): rear dormer addition & reconstruction of one-story rear ell (2004)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acre

Setting: The subject property is located on the southwest corner of the intersection of State Highway / Rt. 6 and South Eastham Street. It is immediately surrounded by single family residences, while the Shore Garden Condos (cabin colony) lies not far to the northeast.

Photograph



View from southeast.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

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INVENTORY FORM B CONTINUATION SHEET

EASTHAM

45 SOUTH EASTHAM STREET

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☒ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The subject property contains what appears to be a fine, nearly intact, example of a mid-19th century Greek Revival dwelling that combines a three-bay front gable roof section with a one-story, four-bay left side wing with two front gabled dormers. The roof eaves have molded returns (creating a broken bed pediment) and are lined with substantial friezes; asphalt shingles cover the roof. There are two brick interior chimneys, one in the center of the gabled wing, the other, which has been rebuilt, is in the center of the front gabled section.¹ The house is clad with wood shingles (painted white) and has large paneled pilasters for corner boards. There are two entrances on the front facade. Both have trabeated architraves with paneled pilasters matching the corner boards and molded cornices. The door in the one-story cross-gabled section (with two round-arched windows) is a replacement, the other, in the front-gable section, is paneled and may be original.² The front dormers are not actually pedimented, though they appear to be at first glance due to the molded headers reaching nearly to the eaves. Most of the windows appear to be intact six-over-six sash, but those in the front dormers have been replaced with one-over-one sash. All have molded cornices.

Alterations to the house have occurred primarily on the rear (west) facade and out of sight of the public rights-of-way. These include the reconstruction of a one-story infill ell that extends south of the taller front gabled section of the house and the south facade of the lower gabled portion. That reconstruction eliminated a door and two of three windows from the west wall, and moving the entrance door to the south side. Above this area a shed-roofed dormer with was added when second story bathrooms were being remodeled/rebuilt. A smaller shed-roofed dormer was added to the rear south facing roof of the taller front gabled section.³ This house is similar to the architectural design of that at 505 Great Pond Road (EAS.605), but is less altered.

A small wood frame shed with gable roof and clad in wood shingles is located in the rear yard near South Eastham Street. A stone wall and retaining wall are located to the south of the shed, providing some terracing of the rear yard. The house is set well back from State Highway allowing for a large open front lawn dotted with several mature deciduous trees. Coniferous shrubs hug the house and shed. Driveway access is off both State Highway and South Eastham Street

HISTORICAL NARRATIVE

The house at 45 South Eastham Street was built by Eastham native and farmer Abijah Mayo, after having lived with his family in Boston for some time in the 1840s. The 1850 and 1860 censuses enumerate him with property apparently in the same part of Eastham; thus it seems likely that the house at the southwest corner of State Highway and South Eastham Street was there by 1850. The 1850 census agricultural schedule shows Mayo with 47 acres (only one of them unimproved), two horses, four dairy cows, twelve other cows, and two pigs.

Abijah Mayo (1813-86) was the son of Henry and Dorothy Collins Mayo of Eastham. In 1836 he married Phebe Knowles Cobb (1836-91), also an Eastham native. Between 1837 and 1852 the couple had five children, only one of whom—the youngest, Mary—lived past 1865. The 1850 census shows Abijah Mayo as a farmer with \$1286 in real property and living with his wife, their son Scotter, his sister Betsey Mayo, his wife's brother Henry Cobb, who ran an oyster shop in Eastham, and Henry Cobb's wife Mary Ann Walker Cobb. In 1860 the household included Abijah and Phebe Mayo, their children William (born 1847) and Mary (born 1852), and Abijah's unmarried sister Betsey. In 1855 Mayo was appointed to the lifelong position of port warden for Eastham, and in 1867 he was named one of two wreck masters in the town; wreck masters were responsible for all shipwrecked vessels along the coast before the United States Life-saving Service station was built at Nauset in 1872.

In January 1869 Mary Mayo, then eighteen years old, married Franklin Ryder, a twenty-three-year-old Barnstable native and farmer whose family had been enumerated next to the Mayo household in the 1850 census. Born in 1847, Ryder was the son of Wilson and Betsey Ryder. The 1870 census shows Abijah and Phebe Mayo and Franklin and Mary Mayo Ryder sharing this house; by then the Ryders had a one-year-old son, Joseph. Abijah Mayo is shown there with \$2175 in real property and Franklin Ryder with no property of any sort. By 1880 Franklin Ryder was working as a fisherman, and he and his wife Mary had four children—Joseph, Laura, George, and Luther M.

Abijah Mayo died in February 1886 at the age of seventy-two, and in September 1887 his widow deeded a lot 150 by 90 feet square, with this dwelling house and another building on it, to her son-in-law Franklin Ryder.⁴ Phebe Cobb Mayo died in April 1891. The 1900 census shows Franklin Ryder as a farmer in a household with his wife and sons George and Franklin (born 1883), both farming with him. The couple's elder sons Joseph and Luther M. were living in their own households in the same neighborhood, while Luther was living on adjacent property and working as a fisherman. Joseph was working as a farmer.

¹ Town of Eastham records: building permit dated Sept. 30, 2004 specifies the replacement of one chimney.

² Ibid., building permit dated April 25, 2000, specifies replacement of doors and windows.

³ Ibid., Sept. 20, 2004 building permit includes 2 bathrooms to be rebuilt; elevational drawings of the rear of the house show two separate dormers with note about "dormer additions."

⁴ Phebe K. Mayo to Franklin Ryder, 23 September 1887, Barnstable County Registry of Deeds (BCD) 196:441.

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Eastham tax records for 1902 show Franklin Ryder with 557 chickens, other livestock, five acres of land, and a house worth \$550; his wife is shown with a house (probably inherited from her mother) worth \$725, a barn worth \$250, a woodhouse and another outbuilding, and 77 acres of land. The 1920 census enumerates Franklin and Mary Ryder on County Road with their son Franklin Jr., then thirty-six years old and working as a fisherman in Town Cove, as was his brother Luther whose household was listed before his father's. Tax records for 1926 suggest that Franklin Ryder died between 1920 and 1926. His widow is shown with a house worth \$1150 on a half-acre lot, a barn and shed, a poultry house, and land in four other tracts; her sons Joseph and Luther both owned their own houses, while son Franklin Jr. had two tracts of land that totaled 4.5 acres. The 1929 Cape Cod directory shows Mary F. Ryder on King's Highway with her son Franklin.

The 1930 census documents Mary Ryder owning \$5000 in real property; she was then seventy-seven years old, and her son Franklin, divorced and working as a shell fisherman, was still living with her. Tax records for 1931 and 1937 show Mary F. Ryder with roughly the same real property that she had owned in 1926. Mary Ryder died in 1937 or 1938. The 1940 census shows Franklin Ryder Jr. as a fifty-six-year old shell fisherman living in the house with a housekeeper.

In June 1945 the children of Franklin and Mary Ryder sold 45 South Eastham Street to Alfred W. Nickerson of Orleans.⁵ Born in 1918 in Connecticut, Nickerson was the son of appliance salesman Harold W. Nickerson and his wife Flora. Tax records for 1947 show Nickerson with the 45 South Eastham Street house, valued at \$2200, a barn and shed, and a four-acre homestead lot; he also owned more than 27 acres and two gunning camps elsewhere in town.

Alfred W. Nickerson died in 1959, and in 1962 his widow, then Frances A. Small, sold the 45 South Eastham Street property to Alexander E. and Phyllis J. Bruce of Brewster.⁶ They owned it for four years, and by 1986 it was sold to Dorothy B. Hardesty of Orleans, who subdivided it into two lots, one with the house and shed; the barn long standing on the property is not depicted on the plan.⁷ Hardesty and Robert J. Mulholland, also of Orleans, owned 45 South Eastham Street until they sold it to current owners Neil and Lisa Allen in 1990.⁸

BIBLIOGRAPHY and/or REFERENCES

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MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

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Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.

⁵ Joseph W. Ryder, Luther M. Ryder, Franklin Ryder, all Eastham; Laura F. Perry, Hyannis; and George W. Ryder, Ellsworth ME, to Alfred W. Nickerson, 11 June 1945, BCD 629:338.

⁶ Frances A. Small, Harwichport, to Alexander E. and Phyllis J. Bruce, Brewster, 16 March 1962, BCD 1150:20.

⁷ on "Plan of Land in Eastham, Mass., Being a Division of Lots 1 and 2 as Shown on a Plan Prepared for Dorothy B. Hardesty," 11 December 1986, BCP 432:42.

⁸ Barbara H. Schrader, South Orleans; Lucinda L. Hughes, Malden; Leslie F. Jones, County Road Eastham, to Dorothy B. Hardesty, Orleans, 28 May 1986, BCD 5104:12; Dorothy B. Hardesty, Orleans, to Robert J. Mulholland, Orleans, 2 May 1987, BCD 5700:294; Robert J. Mulholland and Dorothy B. Hardesty, New York NY, to Neil S. and Lisa A. Allen, 45 & 65 South Eastham Street, 20 December 1990, BCD 7394:71.

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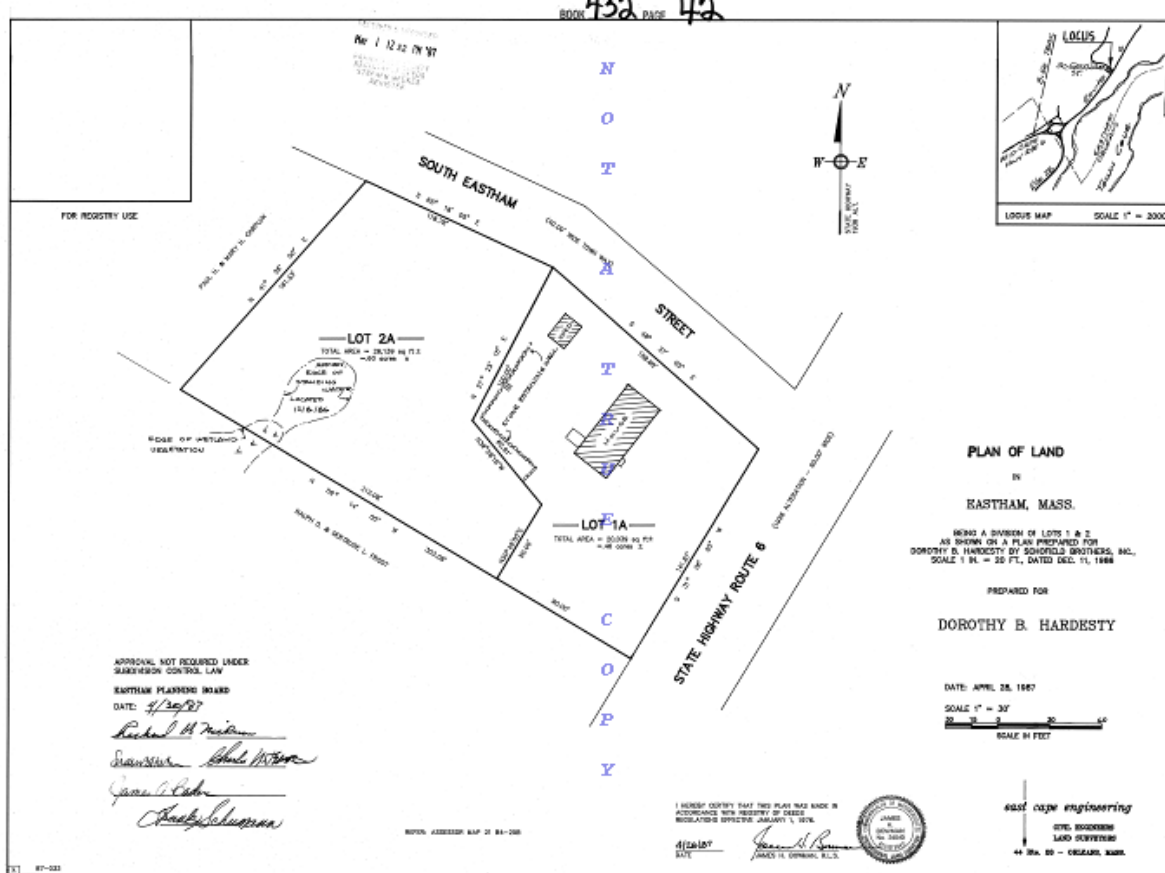
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Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES



Hardesty subdivision of 1987 (BCP 432:42): 45 South Eastham Street is shown as Lot 1A.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Continuation sheet 3

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View from southeast.

View from northeast.



Aerial view from south (courtesy of Bing Maps)

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National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Jill Fisher

The Abijah and Phebe Mayo House is a distinctive example of mid-19th century farmhouse architecture that combines elements the Greek Revival and Gothic Revival styles. It has excellent detailing with heavy friezes, paneled pilasters, a steeply pitched front gabled section with a broken bed pediment and trabeated architraves on two entrances. The original owners were native to Eastham, involved in farming and the development of the town. In 1855 Abijah Mayo was appointed to the lifelong position of port warden for Eastham. Further, in 1867 he was named one of two wreck masters in the town; wreck masters were responsible for all shipwrecked vessels along the coast before the United States Life-saving Service station was built at Nauset in 1872. Thus this property appears to meet criteria A and C at a local level of significance.